

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		BOULEVARD RD, ARLINGTON

OWNERSHIP

OWNERSHIP				Unit #:	27
Owner 1:	MCCLURE SCOTT NATHANAEAL				
Owner 2:	MCCLURE MADELEINE DAY DELPHA				
Owner 3:					
Street 1:	27 BOULEVARD RD				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474	Type:			

PREVIOUS OWNER

Owner 1:	FINK TRACY -		
Owner 2:	-		
Street 1:	27 BOULEVARD RD		
Twn/City:	Arlington		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1928, having primarily Vinyl Exterior and 2374 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Area
102	Condo		0		Sq. Ft.	Site

Total AC/HA:	0.00000	Total SF/SM:	0
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	423,200			423,200
Total Card	0.000	423,200			423,200
Total Parcel	0.000	423,200			423,200
Source: Market Adj Cost	Total Value per SQ unit /Card:		178.26	/Parcel: 178.2	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	416,500	0	.		416,500	416,500	Year End Roll	12/18/2019
2019	102	FV	384,300	0	.		384,300	384,300	Year End Roll	1/3/2019
2018	102	FV	338,600	0	.		338,600	338,600	Year End Roll	12/20/2017
2017	102	FV	307,700	0	.		307,700	307,700	Year End Roll	1/3/2017
2016	102	FV	307,700	0	.		307,700	307,700	Year End	1/4/2016
2015	102	FV	283,500	0	.		283,500	283,500	Year End Roll	12/11/2014
2014	102	FV	270,100	0	.		270,100	270,100	Year End Roll	12/16/2013
2013	102	FV	270,100	0	.		270,100	270,100		12/13/2012

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2018	Measured	DGM	D Mann
1/30/2014	Info Fm Prmt	EMK	Ellen K
12/2/2011	MLS	EMK	Ellen K
5/14/2001	External Ins	PM	Peter M

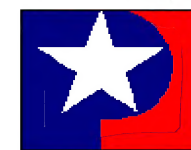
Sign:
VERIFICATION OF VISIT NOT DATA
//_/___

ed	Alt	%	Spec	J	East	Use Value	Notes
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apro 2021

APPRAISED:	423,200 /	423,200
USE VALUE:	423,200 /	423,200
ASSESSED:	423,200 /	423,200



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
7	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
6	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

PRINT

Date	Time
12/11/20	04:19:07

LAST REV

Date	Time
05/10/18	16:03:5

danam
14467

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

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GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1928	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G12	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	55.00000000
Name:	

RESIDENTIAL GRID

1st Res Grid		Desc: 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 6		BRs: 3			Baths: 1			HB				

INTERIOR INFORMATION

Avg Ht/Fl:	STD		
Prim Int Wall:	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	AV - Average	31.
Functional:		
Economic:		
Special:		
Override:		
	Total:	31

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.09229147
Const Adj.:	0.98990101
Adj \$ / SQ:	318.972
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	0.75000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	613304
Depreciation:	190124
Depreciated Total:	423180

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	2
Totals			
1	6	3	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

PARCEL ID 001.A-0004-0008.0

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,374	318.970	757,239
Net Sketched Area:		2,374	Total:	757,239
Size Ad	2374	Gross Are	2374	FinArea 2374

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
9						
4						

IMAGE

